

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Christopher Tran
 Ngot Ly Tran
 Debtors

Case No. 15-19077-mdc
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: John
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 9

Date Rcvd: Apr 13, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 15, 2018.

db/jdb	+Christopher Tran, Ngot Ly Tran, 2336 Cambridge Circle, Hatfield, PA 19440-1484
cr	+First Niagara Bank, N.A., c/o Jeffrey G. Trauger, Esquire, Grim, Biehn & Thatcher, P.O. Box 215, Perkassie, PA 18944-0215
cr	+KeyBank N.A. as S/B/M to First Niagara, NA, 4910 Tiedeman Rd, Brooklyn, OH 44144-2338
cr	+National Penn Bank, 645 Hamilton Street, Suite 700, Allentown, PA 18101-2196
13965438	+Keybank National Association, c/o MATTEO SAMUEL WEINER, KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg	E-mail/Text: bankruptcy@phila.gov Apr 14 2018 01:51:43 City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	E-mail/Text: RVSVCBICNOTICE1@state.pa.us Apr 14 2018 01:51:15 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+E-mail/Text: usapae.bankruptcynotices@usdoj.gov Apr 14 2018 01:51:30 U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	E-mail/PDF: gecsedirecoverycorp.com Apr 14 2018 01:54:38 Synchrony Bank, c/o Recovery Management Systems Corporat, 25 SE 2nd Avenue, Suite 1120, Miami, FL 33131-1605

TOTAL: 4

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 15, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 13, 2018 at the address(es) listed below:

JEFFREY G. TRAUGER	on behalf of Creditor	First Niagara Bank, N.A. jtrauger@grimlaw.com, ksaborsky@grimlaw.com
KEVIN G. MCDONALD	on behalf of Creditor	Keybank National Association bkgroup@kmlawgroup.com
MATTEO SAMUEL WEINER	on behalf of Creditor	Keybank National Association bkgroup@kmlawgroup.com
MICHAEL A. CATALDO2	on behalf of Joint Debtor Ngot Ly Tran	ecf@ccpclaw.com, igotnotices@ccpclaw.com
MICHAEL A. CATALDO2	on behalf of Debtor Christopher Tran	ecf@ccpclaw.com, igotnotices@ccpclaw.com
MICHAEL A. CIBIK2	on behalf of Joint Debtor Ngot Ly Tran	ecf@ccpclaw.com, igotnotices@ccpclaw.com
MICHAEL A. CIBIK2	on behalf of Debtor Christopher Tran	ecf@ccpclaw.com, igotnotices@ccpclaw.com
REBECCA ANN SOLARZ	on behalf of Creditor	Keybank National Association bkgroup@kmlawgroup.com
RICHARD BRENT SOMACH	on behalf of Creditor	National Penn Bank rsomach@nmmlaw.com, msandone@nmmlaw.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov	
WILLIAM C. MILLER, Esq.	ecfemails@ph13trustee.com, philaecf@gmail.com	

TOTAL: 11

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Christopher Tran
Ngot Ly Tran

Debtors

Chapter 13

KEYBANK NATIONAL ASSOCIATION

v.

Christopher Tran
Ngot Ly Tran

and

William C. Miller Esq.

Trustee

NO. 15-19077 MDC

ORDER

AND NOW, this 12th day of April, 2018 upon the filing of a Certification of Default by the Moving Party in accordance with the Stipulation of the parties approved on February 05, 2018 it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 is modified to allow KEYBANK NATIONAL ASSOCIATION and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 2336 Cambridge Circle Hatfield, PA 19440.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



United States Bankruptcy Judge.

cc: See attached service list

Christopher Tran
2336 Cambridge Circle
Hatfield, PA 19440
Ngot Ly Tran
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Hatfield, PA 19440

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